

# Comparing Selling Prices to Current Valuations

**Harcourts**  
Charlton Realty Ltd

July 2019 - Mt Eden

Road Name	Sale Price	Sale Date	CV	Variation
1/94 A Dominion Road, Mount Eden, Auckland	\$ 380,000	21/07/2019	\$ 410,000	-7%
1/103 Landscape Road, Mount Eden, Auckland	\$ 505,000	24/07/2019	\$ 530,000	-5%
3/23 Fairview Road, Mount Eden, Auckland	\$ 542,500	3/07/2019	\$ 610,000	-11%
504/433 Dominion Road, Mount Eden, Auckland	\$ 572,000	30/07/2019	\$ 700,000	-18%
3/277 Mount Eden Road, Mount Eden, Auckland	\$ 580,000	30/07/2019	\$ 630,000	-8%
9/29 Fairview Road, Mount Eden, Auckland	\$ 625,000	31/07/2019	\$ 660,000	-5%
21/44 Esplanade Road, Mount Eden, Auckland	\$ 672,500	16/07/2019	\$ 710,000	-5%
510/438 Dominion Road, Mount Eden, Auckland	\$ 750,000	1/07/2019		
115/428 Dominion Road, Mount Eden, Auckland	\$ 805,000	1/07/2019		
5/26 View Road, Mount Eden, Auckland	\$ 815,000	26/07/2019	\$ 670,000	22%
1/17 Lovelock Avenue, Mount Eden, Auckland	\$ 830,000	12/07/2019	\$ 890,000	-7%
59/32 Edwin Street, Mount Eden, Auckland	\$ 835,000	1/07/2019	\$ 420,000	99%
2/619 Dominion Road, Mount Eden, Auckland	\$ 862,500	17/07/2019	\$ 700,000	23%
95/32 Edwin Street, Mount Eden, Auckland	\$ 875,000	24/07/2019	\$ 420,000	108%
29 Wembley Road, Mount Eden, Auckland	\$ 1,155,000	31/07/2019	\$ 1,180,000	-2%
309/428 Dominion Road, Mount Eden, Auckland	\$ 1,187,000	1/07/2019		
6 Lisnoe Avenue, Mount Eden, Auckland	\$ 1,190,500	30/07/2019	\$ 1,320,000	-10%
5 Edenvale Crescent, Mount Eden, Auckland	\$ 1,250,000	16/07/2019	\$ 1,450,000	-14%
15 Eldon Road, Mount Eden, Auckland	\$ 1,280,000	4/07/2019	\$ 1,240,000	3%
20 Brixton Road, Mount Eden, Auckland	\$ 1,310,000	3/07/2019	\$ 1,240,000	6%
18 Marsden Avenue, Mount Eden, Auckland	\$ 1,355,000	18/07/2019	\$ 1,425,000	-5%
40 Rocklands Avenue, Mount Eden, Auckland	\$ 1,388,000	9/07/2019	\$ 1,525,000	-9%
13 Douglas Road, Mount Eden, Auckland	\$ 1,463,000	8/07/2019	\$ 1,550,000	-6%
109 Mount Eden Road, Mount Eden, Auckland	\$ 1,610,000	30/07/2019	\$ 1,850,000	-13%
49 Shackleton Road, Mount Eden, Auckland	\$ 1,650,000	11/07/2019	\$ 1,925,000	-14%
12 Alderley Road, Mount Eden, Auckland	\$ 1,720,000	19/07/2019	\$ 1,675,000	3%
6 Woodford Road, Mount Eden, Auckland	\$ 2,110,000	22/07/2019	\$ 2,050,000	3%
65 Saint Leonards Road, Mount Eden, Auckland	\$ 2,600,000	31/07/2019	\$ 2,450,000	6%
17 Cedar Road, Mount Eden, Auckland	\$ 3,190,000	3/07/2019	\$ 2,825,000	13%
	\$ 34,108,000			

Number of Sales: 29

*While every effort has been made to ensure that the property information is accurate we recommend that, before relying on this information you seek independent advice. Source: Various Industry related websites.*